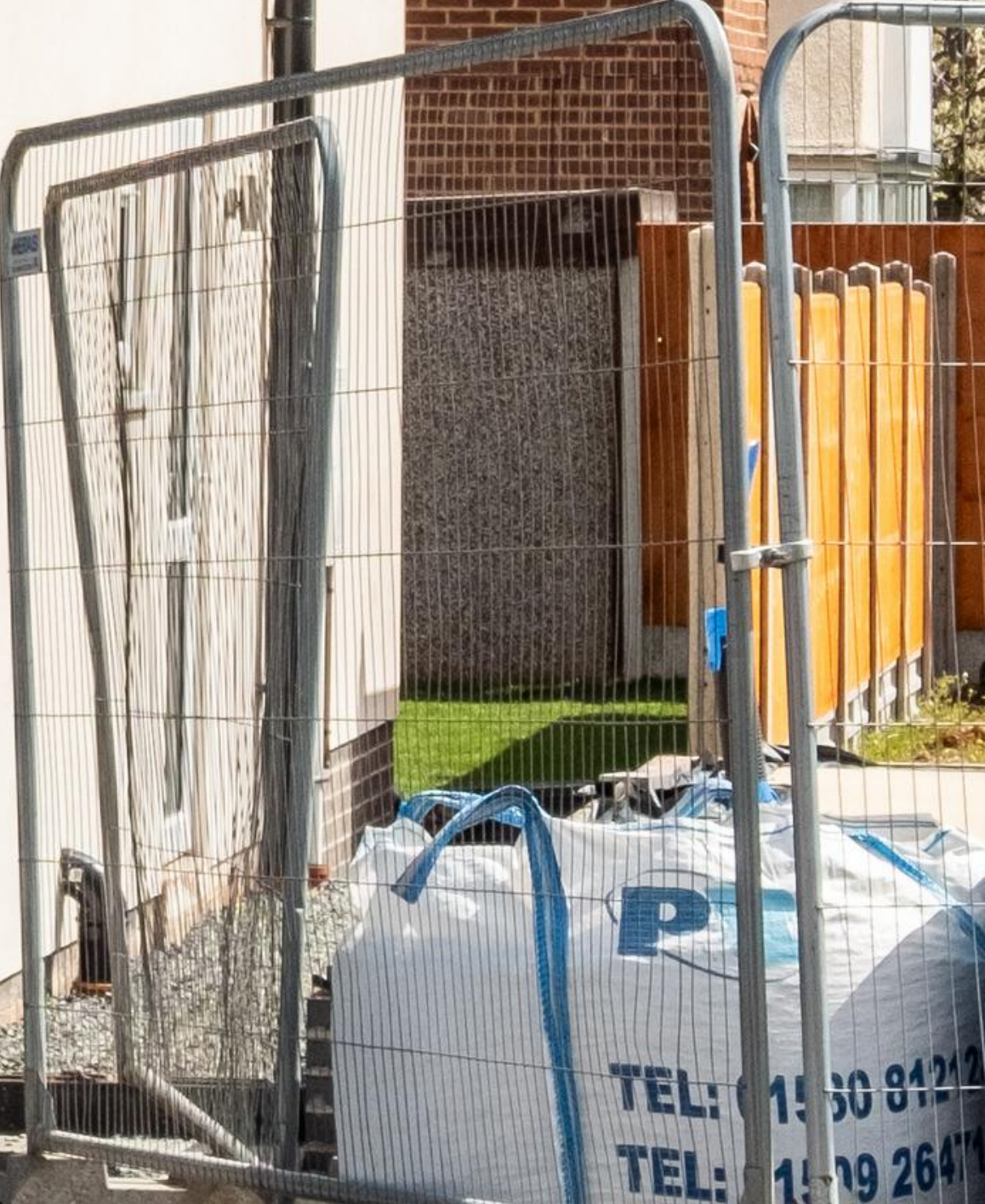




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# Parklands Drive

Loughborough

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- No upward chain
- Beautifully extended semi-detached family home
- Located on the Forest Side of Loughborough
- Complete internal renovation including a full rewiring
- Open-plan kitchen, living and dining area, plus a utility room
- Three bedrooms and a modern shower room
- Super plot with a double-width driveway
- Rear gardens which are currently being landscaped

## General Description

Smiths Property Experts offer to the market a beautifully refurbished and extended semi-detached family home located in a well-thought-of residential location on the Forest Side of Loughborough. The property has undergone a complete internal renovation and extension, including a full rewiring, replumbing, and installation of new glazing throughout. The property is available with no upward chain and is ideal for those looking for a home ready to move into.

## The Location

The property is situated in a fantastic location. It is close to local supermarkets and has excellent schooling options nearby. Moreover, the town centre is accessible by foot. The train station is within easy reach, as can the M1 motorway network. Additionally, the beautiful Charnwood Forest is within close proximity.











## The Property

Internally, the property has a floor area of approximately 940 square feet. The living space is centred around a lovely entrance hall and porch. Upstairs, there is a modern shower room and three bedrooms, with the main bedroom featuring a beautiful bay window to the front.

Downstairs, there is a bay-fronted sitting room and a contemporary open-plan kitchen, living and dining area incorporating a fully fitted modern kitchen. The kitchen has direct garden access to the rear via glazed sliding doors. There is a utility room with an external door to the side. Additionally, there is a w.c. accessed via the hall.

## The Outside

The property occupies a super plot and sits behind a double-width driveway on a quiet road. To the rear are private gardens that are being landscaped currently by the owner and will boast central lawns with a generous seating terrace.

## Property Information

Awaiting EPC.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.







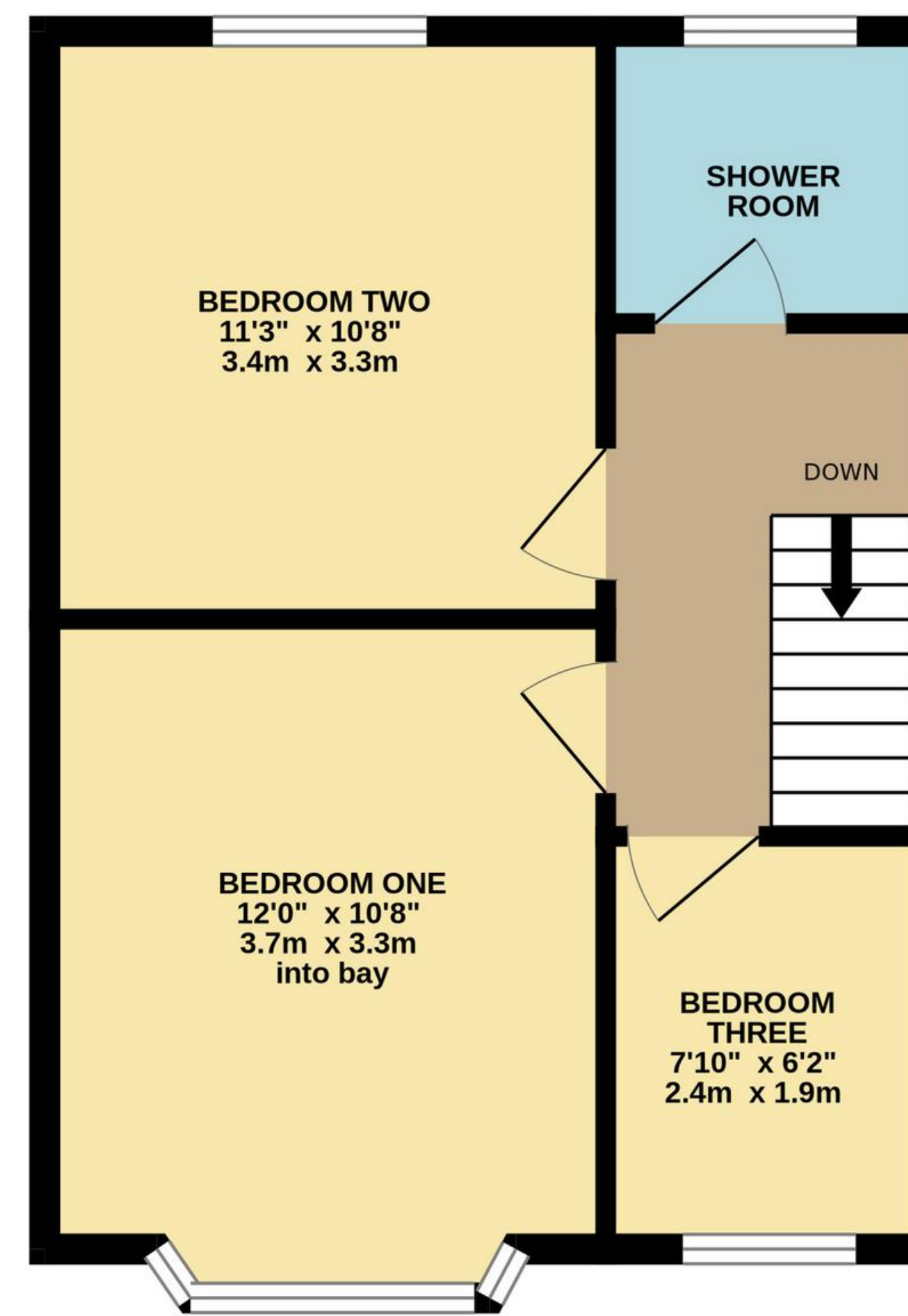
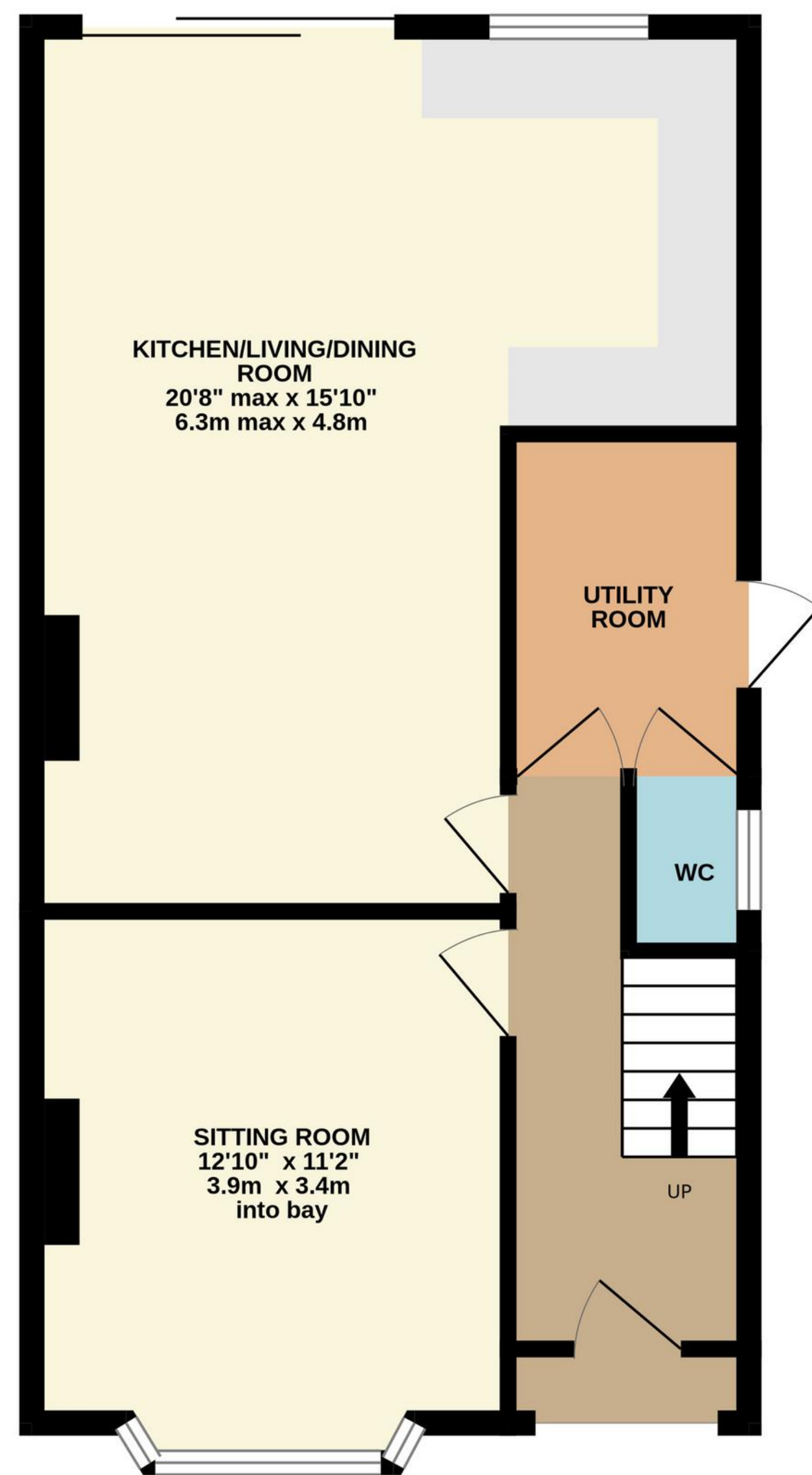
### Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

### Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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